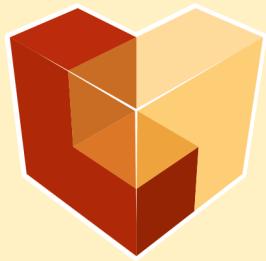


EST 1770



# Longstaff<sup>®</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



11 Paulette Court, Spalding PE11 1RR

**£156,000 Freehold**

- Recently Refurbished
- Two Bedrooms
- Off Road Parking
- Enclosed Rear Gardens
- No onward chain

Recently refurbished, two-bedroom, mid terraced property with accommodation comprising of entrance porch, lounge, kitchen/diner, first floor landing, two bedrooms and family bathroom, enclosed rear garden, off road parking to the front. No onward chain.

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Block paved driveway providing off road parking, pathway leading up to the front door, small front garden laid to gravel, obscure composite double glazed door leading into:

#### **PORCH**

4' 0" x 4' 6" (1.23m x 1.38m) With textured and coved ceiling, centre light point, electric consumer unit, central heating thermostat. Opening into:

#### **LOUNGE**

13' 0" x 13' 4" (3.98m x 4.07m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre spotlight fitment, double radiator, television point, telephone point, stairs leading off to first floor landing, under stairs storage cupboard. Door off into:



#### **KITCHEN/DINER**

8' 0" x 12' 11" (2.44m x 3.95m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with inset LED lighting, double radiator, wall mounted Valiant gas boiler (2 years old), central heating controls, recently fitted with a wide range of base and eye level units with preparation surfaces over tiled splash backs with inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, new integrated ceramic hob, new integrated Indesit stainless steel fan assisted oven with stainless steel extractor hood over, further drawer units.



#### **FIRST FLOOR LANDING**

Textured and coved ceiling with centre light point, smoke alarm, door off into:



#### **BEDROOM 1**

9' 8" x 9' 9" (2.95m x 2.99m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, telephone point, television point, walk in wardrobe with hanging rail and shelving.



#### **BEDROOM 2**

6' 7" x 11' 9" (2.03m x 3.60m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator, loft access.



#### **BATHROOM**

6' 0" x 7' 2" (1.85m x 2.19m) With obscure UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, extractor fan, part tiled walls, full tiling to bath area, single radiator, fitted with a three piece suite comprising of low level WC, pedestal wash hand basin with taps, bath with shower mixer tap, shower curtain and rail, storage cupboard off housing hot water cylinder with slatted shelving.

#### **OUTSIDE**

Low maintenance rear garden, paved patio, further gravelled area with shrub borders, fenced boundaries to both sides and to the rear.

#### **DIRECTIONS**

From Spalding proceed along Pinchbeck Road, passing the Royal Mail Cart and then taking the left hand turning at the traffic lights into Woolram Wygate. Proceed into Wygate Park and then take a second left hand turning into Claudette Avenue, second left into Nicolette Way and right into Paulette Court.

#### **AMENITIES**

The local primary school is within easy walking distance of the property and there is also a useful shop in Wygate Park along with a bus service. The town centre is within easy walking distance and offers a range of shopping, banking, leisure, commercial and educational facilities.

# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND A**

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: S11806 (July 2025)**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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